



Birch Grove, Castleford WF10 3PQ

welcome to

Birch Grove, Castleford

JUST TAKE A LOOK AT THIS! Set in a POPULAR LOCATION, this superb home is now READY FOR YOU TO VIEW! With a Starting Bid of £155,000 this is an incredible opportunity to buy a FAMILY HOME. For sale by Modern Auction, this is a MUST SEE HOME! Call us to book in your appointment!



Auctioneer's Comments

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Entrance Hall

Having an entrance door to the front aspect, a double glazed window to the side, a gas central heating radiator and stairs to the first floor landing.

Lounge

23' 3" max, into bay x 10' 9" max (7.09m max, into bay x 3.28m max)

With a double glazed bay window to the front aspect, a double glazed window to the rear, and two gas central heating radiators.

Kitchen

7' 1" max x 15' 2" max (2.16m max x 4.62m max)
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a sink and drainer, an electric oven with a gas hob, tiling to the splash areas and a cooker hood over. Also has a cupboard housing the gas central heating boiler, a useful under stair storage cupboard and plumbing for a washing machine. Double glazed window to the rear, a door to the side and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side aspect and an access hatch to the loft.

Bedroom One

10' 9" max x 11' 4" max (3.28m max x 3.45m max)
Double glazed window to the front aspect and a gas central heating radiator.

Bedroom Two

9' 9" max x 9' 7" max (2.97m max x 2.92m max)
Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

5' 10" max x 6' 7" max (1.78m max x 2.01m max)
Double glazed window to the front and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with taps and a shower over, a wash hand basin and a low level flush w.c. Also includes a gas central heating radiator, an extractor fan and a double glazed window to the rear.

Exterior

Externally the property has a lawned garden to the front with a driveway extending to the side of the property which then gives access to a detached garage.

To the rear is an enclosed garden space with fenced boundaries.

Garage

A detached garage with an up and over door.



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Birch Grove, Castleford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £155,000
- Semi Detached Home

Tenure: Freehold EPC Rating: D

guide price

£155,000



view this property online [williambrown.co.uk/Property/CAF112777](https://www.williambrown.co.uk/Property/CAF112777)

Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112777 - 0002

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